

Legal Notices

**COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT
DOCKET NO. 24 SM 004174**

ORDER OF NOTICE

TO:
Holly Rose
and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 §3901 (et seq):
NewRez LLC d/b/a Shellpoint Mortgage Servicing
claiming to have an interest in a Mortgage covering real property in **Canton, numbered 27 Kelly Way, Unit No. 18, of the Canton Point Condominium**, given by **Joseph A. Rose and Holly Rose to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Pulte Mortgage LLC, its successors and assigns, dated March 31, 2014, and registered at Norfolk County**

Registry District of the Land Court as Document No. 1304262 and noted on Certificate of Title No. C385-24, and now held by the Plaintiff by assignment, has/have filed with this court a complaint for determination of Defendant's/ Defendants' Servicemembers status.
If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at **Three Pemberton Square, Boston, MA 02108** on or before 01/13/2025 or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.
Witness, GORDON H. PIPER Chief Justice of this Court on 11/27/2024.
Attest: Deborah J. Patterson Recorder

Commonwealth of Massachusetts The Trial Court Probate and Family Court Docket No. NO24P3087EA INFORMAL PROBATE PUBLICATION NOTICE Norfolk Division Estate of: Ida E. Dandridge Date of Death: 09/29/2024
To all persons interested in the above captioned estate, by Petition of Petitioner Michael Dandridge of South Easton, MA and Petitioner Michelle Dixon of Canton, MA Michael Dandridge of South Easton, MA and Michelle Dixon of Canton, MA has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.
The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

Commonwealth of Massachusetts The Trial Court Probate and Family Court Docket No. NO24P3075EA CITATION ON PETITION FOR FORMAL ADJUDICATION Norfolk Probate and Family Court 35 Shawmut Road Canton, MA 02021 (781)830-1200 Estate of: Kin Sang Leung Date of Death: 09/07/2024
To all interested persons:
A Petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by Jennifer Leung of Quincy, MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.
The Petitioner requests that:

Jennifer Leung of Quincy, MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration.
IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 12/18/2024.
This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further

notice to you.
UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)
A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.
WITNESS, Hon. Lee M. Peterson, First Justice of this Court.
Date: November 12, 2024
Colleen M. Brierley Register of Probate

Commonwealth of Massachusetts The Trial Court Probate and Family Court Docket No. NO24P3108EA INFORMAL PROBATE PUBLICATION NOTICE Norfolk Division Estate of: Paul L. Baron Also Known As: Paul Lewis Baron Date of Death: September 30, 2024
To all persons interested in the above captioned estate, by Petition of
Petitioner Diane H. Kaiser of Canton, MA, a Will has been admitted to informal probate.
The estate is being administered under informal procedure by the

Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

Commonwealth of Massachusetts The Trial Court Probate and Family Court Docket No. NO24P3108EA INFORMAL PROBATE PUBLICATION NOTICE Norfolk Division Estate of: Paul L. Baron Also Known As: Paul Lewis Baron Date of Death: September 30, 2024
To all persons interested in the above captioned estate, by Petition of
Petitioner Diane H. Kaiser of Canton, MA, a Will has been admitted to informal probate.
The estate is being administered under informal procedure by the


meeting will be open effective Thursday, December 12, 2024 and will close on Friday, January 3, 2025 at 12:00 noon.
The Select Board will be receiving warrant articles to be considered at the 2025 Annual Town Meeting at its office located at 801 Washington Street, Canton, MA 02021. Citizen Petition Articles must be first presented to the Office of the Town Clerk for signature verification.

LEGAL NOTICE ANNUAL TOWN MEETING MONDAY, MAY 12, 2025
The Town of Canton Annual Town Meeting is scheduled to commence on Monday, May 12, 2025. The meeting will be held at 7:00 PM at Canton High School Morse Auditorium, 900 Washington Street, Canton, MA 02021.
The warrant for Zoning Articles and Non-Zoning Articles for this

TOWN OF CANTON PLANNING BOARD PUBLIC HEARING NOTICE
In accordance with the provisions of Massachusetts General Laws, Chapter 41, Section 81-T and 81-U, M.G.L., the Planning Board will hold a Public Hearing on Wednesday, December 18, 2024 at 6:30 p.m. in the Salah Meeting Room, Second Floor, Memorial Hall, 801 Washington Street, Canton, MA, on the petition of Zeus Construction LLC, for construction of a Proposed Residential Four (4) Lot Subdivision at 255 Rockland Street in Canton,

Massachusetts, Assessors Map 41, Lot 2, Norfolk Registry Book 31120, Page 375, record owner William & Rebecca Wiederhold, located in a Single Family Residence B Zone.
A copy of the Plan and Application is on file at the Office of the Planning Board, Town Hall, 801 Washington Street, Canton MA 02021, and may be inspected during regular municipal business hours.
All persons interested in the proposed plan are invited to attend the public meeting.
Planning Board Patricia McDermott, Clerk

December 2024 - Real Estate Update



Holiday Real Estate: A Seller's Guide

For more info please visit our website at: www.CamberRealEstate.com

Tony Camarra President
~ CRS, GRI, CBR, SRES, CMRS, SRS ~

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